

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

FEBRUARY 9, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas Selby

Commissioners

Glenn E. Trowbridge, Chairman
Steven Evans, Vice-Chairman
Byron Goynes
Richard Truesdell
Leo Davenport
David W. Steinman
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the **January 12, 2006** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-9607 - TENTATIVE MAP - EAGLE SUMMIT AT CLIFF'S EDGE - APPLICANT: R/S DEVELOPMENT - OWNER: EAGLE SUMMIT, LLC.** - Request for a Tentative Map FOR A 114 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.18 acres adjacent to the south side of Farm Road, approximately 1,350 feet east of Puli Drive (APN 126-13-310-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
2. **TMP-10725 - TENTATIVE MAP - BLUE MARBLE VILLAGES - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC** - Request for a Tentative Map FOR A MIXED-USE DEVELOPMENT CONSISTING OF 725 CONDOMINIUM UNITS, 65 TOWNHOME UNITS, AND 1 COMMERCIAL UNIT on 35.30 acres at the northwest corner of Centennial Parkway and Tenaya Way (APNs 125-22-405-002, 125-22-406-001, 125-22-404-003, and 125-22-407-001 through 008), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use) Special Land Use Designation, Ward 6 (Ross).
3. **TMP-10788 - TENTATIVE MAP - STREAMLINE TOWER CONDOMINIUMS - APPLICANT/OWNER: STREAMLINE TOWER, LLC** - Request for a Tentative Map FOR A 278-UNIT MIXED-USE DEVELOPMENT on 0.99 acres at the southeast corner of Las Vegas Boulevard and Ogden Avenue (APN 139-34-611-056), C-2 (General Commercial) Zone, Ward 5 (Weekly).
4. **TMP-10987 - TENTATIVE MAP - THE PALMS AT PECCOLE RANCH CONDOMINIUMS- APPLICANT: ACACIA CAPITAL CORPORATION OWNER: PECCOLE RANCH 9-B, LLC** - Request for a Tentative Map FOR A 404-UNIT CONDOMINIUM DEVELOPMENT on 17.57 acres located at 9599 West Charleston Boulevard (APN 163-06-510-001), R-3 (Medium Density) Zone, Ward 2 (Wolfson).

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5. **TMP-11015 - TENTATIVE MAP - WEST TOWER CONDOMINIUM - APPLICANT/OWNER: THE HENRY BRENT COMPANY, LLC** - Request for a Tentative Map FOR A 262 HOTEL CONDOMINIUM DEVELOPMENT ON FLOORS SIX THROUGH 25 OF AN EXISTING HOTEL/CASINO COMPLEX on 0.64 acres at 221 North 3rd Street (APNs 139-34-510-017 and -018), C-2 (General Commercial) Zone, Ward 5 (Weekly).

6. **ANX-11001 - ANNEXATION - OWNER/APPLICANT: WILLIAM LYON HOMES ET AL** - Petition to Annex three (3) parcels. generally located on the west side of Coke Street and north of Racel Street, approximately 15.99 acres (APN 125-09-602-004, 125-09-702-003 and 125-09-704-001), Ward 6 (Ross).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. **VAC-10720 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WILLIE C. TATE JR** - Petition to Vacate an 11.5 foot public right of way generally located on Jefferson Avenue between E Street and F Street and a 12 foot public right of way on E Street between Jefferson Avenue and Adams Avenue, Ward 5 (Weekly).
8. **MSP-10956 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: YOUNG ELECTRIC SIGN COMPANY, INC. - OWNER: MOUNTAIN VIEW PROFESSIONAL PARK** - Request for a Major Amendment of a previously approved Master Sign Plan (MSP-2032) on 1.53 acres located at 6960 Smoke Ranch Road (APN: 138-15-810-046), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

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9. **ROC-11341 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: BECKER & SONS** - Request for a Review of Condition Numbers 4, 6 and 7 of an approved Plot Plan Review [Z-0042-84(4)] TO ELIMINATE THE REQUIREMENT TO PROVIDE LANDSCAPE PLANTERS ALONG BOTH STREET FRONTAGES AND WITHIN THE INTERIOR OF THE PARKING AREA; AND TO THE MODIFY THE CONDITION RELATED TO DRIVEWAY WIDTHS OF AN EXISTING COMMERCIAL CENTER at 1960-1990 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

PUBLIC HEARING ITEMS:

10. **MOD-10994 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: MONTECITO GROUP - OWNER: TENAYA VILLAGE CENTER, LLC** - Request for a Major Modification of the Town Center Land Use Plan FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION on 6.3 acres at 7220 West Azure Drive (APN 125-27-113-007), Ward 6 (Ross).
11. **SUP-10996 - SPECIAL USE PERMIT RELATED TO MOD-10994 - PUBLIC HEARING - APPLICANT: MONTECITO GROUP - OWNER: TENAYA VILLAGE CENTER, LLC** - Request for a Special Use Permit FOR A TAVERN on 6.3 acres at 7220 West Azure Drive (APN 125-27-113-007), T-C (Town Center [SX-TC (Suburban Mixed Use - Town Center Special Land Use Designation)] Zone [PROPOSED: T-C (Town Center [GC-TC (General Commercial - Town Center Special Land Use Designation) Zone], Ward 6 (Ross).
12. **SUP-10997 - SPECIAL USE PERMIT RELATED TO MOD-10994 AND SUP-10996 - PUBLIC HEARING - APPLICANT: MONTECITO GROUP - OWNER: TENAYA VILLAGE CENTER, LLC** - Request for a Special Use Permit FOR GAMING (RESTRICTED) AND A WAIVER OF THE 330 FOOT DISTANCE SEPARATION REQUIREMENT FROM ANY SINGLE FAMILY DETACHED DWELLING on 6.3 acres at 7220 West Azure Drive (APN 125-27-113-007), T-C (Town Center [SX-TC (Suburban Mixed Use - Town Center Special Land Use Designation)] Zone [PROPOSED: T-C (Town Center [GC-TC (General Commercial - Town Center Special Land Use Designation) Zone], Ward 6 (Ross).
13. **ZON-10990 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: G & I III TALAVERA, LLC** - Request for a Rezoning FROM C-1 (LIMITED COMMERCIAL) TO R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT – 21 UNITS PER ACRE) on 16.59 acres at 2251 South Fort Apache Road (APN 163-06-710-003), Ward 2 (Wolfson).

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14. **SDR-10988 - SITE DEVELOPMENT REVIEW RELATED TO ZON-10990 AND VAR-10989 - PUBLIC HEARING - APPLICANT/OWNER: G & I III TALAVERA, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 350 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 16.59 acres at 2251 South Fort Apache Road (APN 163-06-710-003), C-1 (LIMITED COMMERCIAL) ZONE [PROPOSED R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT – 21 UNITS PER ACRE)], Ward 2 (Wolfson).
15. **VAR-10978 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HABITAT FOR HUMANITY** - Request for a Variance TO ALLOW A RESIDENTIAL LOT WITH A WIDTH OF 64 FEET WHERE 65 FEET IS THE MINIMUM WIDTH REQUIRED AND A SECOND RESIDENTIAL LOT WITH A WIDTH OF 60.03 FEET WHERE 65 FEET IS THE MINIMUM WIDTH REQUIRED on 0.56 acres located at 801 Upland Boulevard (APN 138-36-403-001), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
16. **VAC-10980 – VACATION RELATED TO VAR-10978 - PUBLIC HEARING - APPLICANT/OWNER: HABITAT FOR HUMANITY LAS VEGAS** - Petition to Vacate U.S. Government Patent Easements located at 801 Upland Boulevard, Ward 1 (Tarkanian).
17. **VAR-10952 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROMELIO CAMPOS** - Request for a Variance TO ALLOW AN EXISTING FIVE FOOT TALL WROUGHT IRON FENCE WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.14 acres at 6212 Brandywine Way (APN 138-35-713-051), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
18. **VAR-10970 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAYMOND AND TERESE M. ELLIOTT** - Request for a Variance TO ALLOW A PROPOSED SEVEN FOOT TALL FENCE WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.0 acre at 9930 Four Views Street (APN 125-05-605-006), R-E (Residence Estates) Zone, Ward 6 (Ross).
19. **VAR-11006 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC** - Request for a Variance TO ALLOW AN EIGHT FOOT WROUGHT IRON FENCE WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED AND A WAIVER OF THE 20 PERCENT CONTRASTING MATERIAL REQUIREMENT at 1700, 1710, 1714, 1718, 1722, 1804, 1808, 1812, 1816, and 1824 West Bonanza Road (APNs 139-28-303-007, 008, 009, 011: 139-28-302-018 THRU 026), R-E (Residence Estates), R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial), R-3 (Medium Density Residential) and C-1 (Limited Commercial), Zone, Ward 5 (Weekly).

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20. **VAR-11033 - VARIANCE - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A. LLC - OWNER: GRAND TETON LODGE LAND** - Request for a Variance TO ALLOW A PROPOSED BUILDING 24 FEET FROM THE EAST PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 99 FEET on 3.6 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-031), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6, (Ross).
21. **SUP-11028 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 601 FREMONT, LLC - OWNER: CITY OF LAS VEGAS** - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT on 1.23 acres at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone, Ward 5 (Weekly).
22. **SUP-11032 - SPECIAL USE PERMIT RELATED TO SUP-11028 - PUBLIC HEARING - APPLICANT: 601 FREMONT, LLC - OWNER: CITY OF LAS VEGAS** - Request for a Special Use Permit FOR A 443 FOOT TALL BUILDING IN THE AIRPORT OVERLAY DISTRICT on 1.23 acres at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone, Ward 5 (Weekly).
23. **SDR-11026 - SITE DEVELOPMENT REVIEW RELATED TO SUP-11028 AND 11032 - PUBLIC HEARING - APPLICANT: 601 FREMONT, LLC - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Review FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF TWO 35 STORY BUILDINGS WITH 25,000 SQUARE FEET OF COMMERCIAL, 163 HOTEL/CONDOMINIUM UNITS AND 464 RESIDENTIAL UNITS; AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILD TO LINE, STREETScape AND STEP BACK REQUIREMENTS on 1.92 acres at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone, Ward 5 (Weekly).
24. **SDR-10863 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TRIOPOLY, LLC - OWNER: GEORGE A. CROMER TRUST** - Request for a Site Development Plan Review FOR A 1,080 SQUARE FOOT COMMERCIAL PARKING STRUCTURE AND A PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILD TO LINE, STREETScape AND ALLEYWAY TREATMENT REQUIRMENTS on 0.32 acres at 625 thru 631 South First Street; and 101 thru 119 Garces Avenue (APN 139-34-311-039), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

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25. **ROC-10960 - REVIEW OF CONDITION - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NHU THI TRAN** - Request for a Review of Condition Number 3 of an approved Tentative Map (TMP-9663) TO ELIMINATE THE REQUIREMENT THAT PRIOR TO ISSUANCE OF A BUILDING PERMIT, A DETAILED LANDSCAPE PLAN SHALL BE SUBMITTED TO ILLUSTRATE LANDSCAPING WITHIN THE SPACE BETWEEN THE PERIMETER AND RETAINING WALLS ALONG THE EASTERN PROPERTY LINE on 4.03 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN 163-04-401-001), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone, Ward 1 (Tarkanian).
26. **VAC-10873 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: VEGAS GROUP, LLC** - Petition to Vacate a three foot wide right of way extending north from the intersection of Charleston Boulevard and Grand Central Parkway to the Interstate 15 right of way line, Ward 5 (Weekly).
27. **ABEYANCE - GPA-9138 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) AND PF (PUBLIC FACILITIES) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 166 acres generally located north of Grand Teton Drive between Hualapai Way and Fort Apache Road (APNs Multiple), Ward 6 (Ross).
28. **ABEYANCE - VAR-10622 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN** - Request for a Variance TO ALLOW A 70 FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 105 FOOT MINIMUM SETBACK FOR A PROPOSED PROFESSIONAL OFFICE BUILDING on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 139-32-802-030), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).
29. **ABEYANCE - SDR-10519 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-10622 - PUBLIC HEARING - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN** - Request for a Site Development Plan Review FOR A PROPOSED 40,385 SQUARE FOOT PROFESSIONAL OFFICE BUILDING AND WAIVERS OF THE FOUNDATION LANDSCAPING REQUIREMENT AND A WAIVER OF THE DEVELOPMENT STANDARDS TO ALLOW A TWO STORY, 34 FOOT BUILDING WHERE A ONE STORY, 20 FOOT BUILDING IS THE MAXIMUM ALLOWED on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 139-32-802-030), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

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30. **ABEYANCE - VAR-10280 - VARIANCE - PUBLIC HEARING - APPLICANT: KEVIN KNISELY - OWNER: MIKE KLOEHN** - Request for a Variance TO ALLOW A PROPOSED PORTE COCHERE SIX FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres at 2908 Coast Line Court (APN 163-08-611-016), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 2 (Wolfson).
31. **ABEYANCE - SUP-10514 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERTICAL HOLDINGS - OWNER: ALBERTSON'S, INC.** - Request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE FOOT RESTAURANT WITH A DRIVE THROUGH on 18.9 acres located at 8420 Tule Springs Road (APN 125-17-610-009), T-C (Town Center) Zone [SC-TC (Service Commercial –Town Center) Special Land Use Designation], Ward 6 (Ross).
32. **ABEYANCE - SUP-10520 - SPECIAL USE PERMIT RELATED TO SUP-10514 - PUBLIC HEARING - APPLICANT: VERTICAL HOLDINGS - OWNER: ALBERTSON'S, INC.** - Request for a Special Use Permit FOR AN 89,250 SQUARE FOOT, THREE STORY MINI STORAGE FACILITY on 18.9 acres located at 8420 Tule Springs Road (APN 125-17-610-009), T-C (Town Center) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation], Ward 6 (Ross).
33. **ABEYANCE - SDR-10505 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10514 AND SUP-10520 - PUBLIC HEARING - APPLICANT: VERTICAL HOLDINGS - OWNER: ALBERTSON'S, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 153,650 SQUARE FOOT ADDITION TO AN EXISTING COMMERCIAL CENTER on 18.9 acres located at 8420 Tule Springs Road (APN 125-17-610-009), T-C (Town Center) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation], Ward 6 (Ross).
34. **ABEYANCE - GPA-10745 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 6.71 acres at 3651 North Rancho Drive (APN 138-12-202-002), Ward 6 (Ross).
35. **ABEYANCE - ZON-10747 - REZONING RELATED TO GPA-10745 - PUBLIC HEARING - APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 6.71 acres at 3651 North Rancho Drive (APN 138-12-202-002), Ward 6 (Ross).

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36. **ABEYANCE - SDR-10748 - SITE DEVELOPMENT PLAN REVIEW RELATED GPA-10745 AND ZON-10747 - PUBLIC HEARING - APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 144-UNIT APARTMENT COMPLEX TO CONDOMINIUMS on 6.71 acres at 3651 North Rancho Drive (APN 138-12-202-002), C-2 (General Commercial) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).
37. **ABEYANCE - SUP-11160 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEW RIVER DEVELOPMENT - OWNER: RANCHO POINT, LLC** - Request for a Special Use Permit FOR A PROPOSED RESIDENCE HOTEL on 2.55 acres at 3930 North Rancho Drive (APN 138-12-110-011), C-2 (General Commercial) Zone, Ward 6 (Ross).
38. **ABEYANCE - SDR-10802 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11160 - PUBLIC HEARING - APPLICANT: NEW RIVER DEVELOPMENT - OWNER: RANCHO POINT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 121-UNIT RESIDENCE HOTEL WITH WAIVERS OF BUILDING PLACEMENT AND PERIMETER LANDSCAPING STANDARDS on 2.55 acres at 3930 North Rancho Drive (APN 138-12-110-011), C-2 (General Commercial) Zone, Ward 6 (Ross).
39. **ABEYANCE - SDR-10497 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PECOS PARTNERS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 29,800 SQUARE FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS on 3.02 acres on Owens Avenue, approximately 300 feet west of Pecos Road (APN 139-25-516-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

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Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.